

17 OLIVETREE LOOP, CRAIGIEBURN, VIC 3064



Owner Details

Owner Name(s): THE PROPRIETORS
 Owner Address: N/A
 Phone(s):

Owner Type: Owner Occupied

Property Details

Property Type: House - N/A
 RPD: 31836//PS724966 (11894736)

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT
 Zoning:
 Council: HUME CITY
 Features: Build Yr: 2019

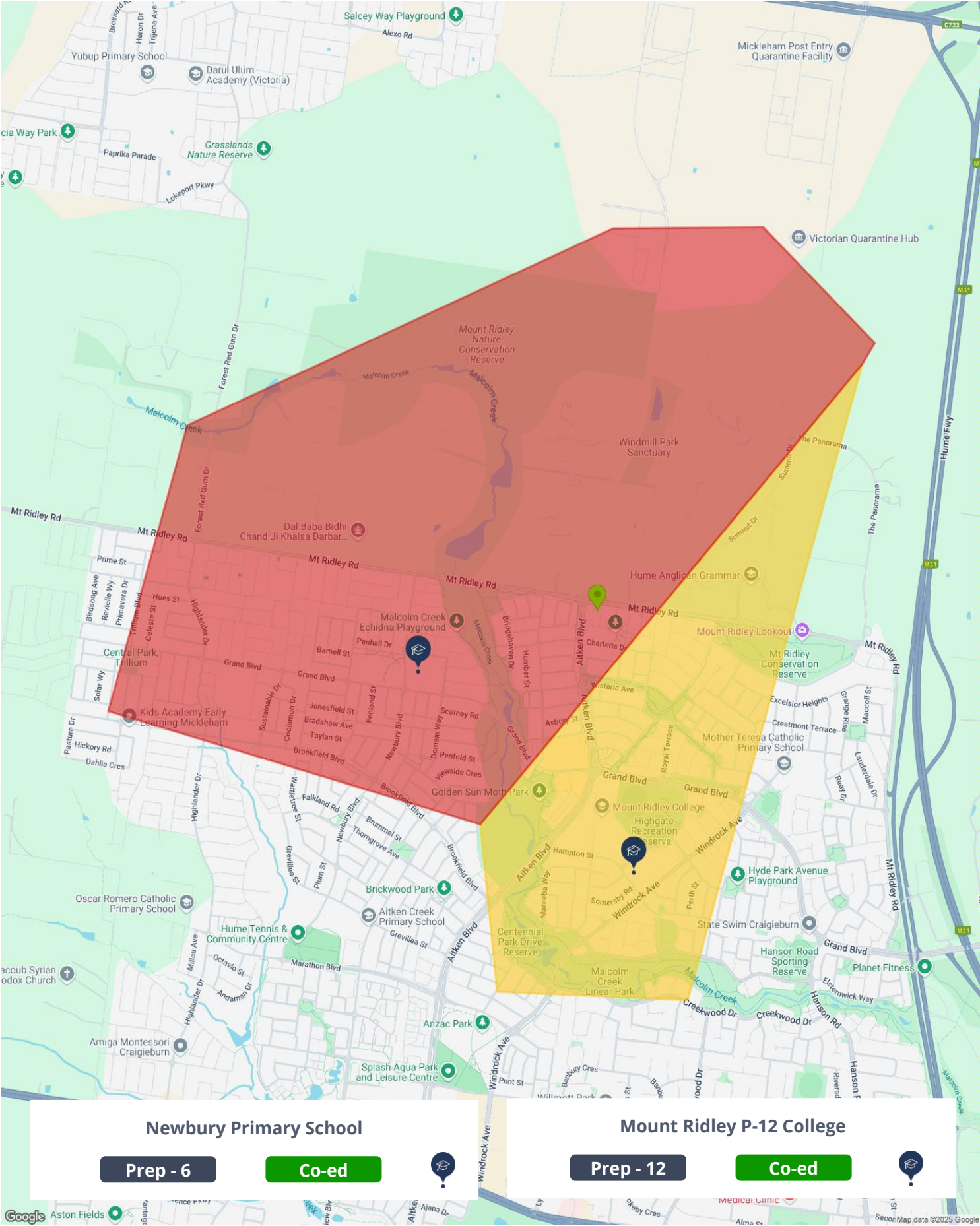
3 2 2

Area: 233 m²
 Area \$/m²: \$560
 Water/Sewerage:
 Property ID: 1499171556 /
 UBD Ref: UBD Ref: 102 F5

Sales History

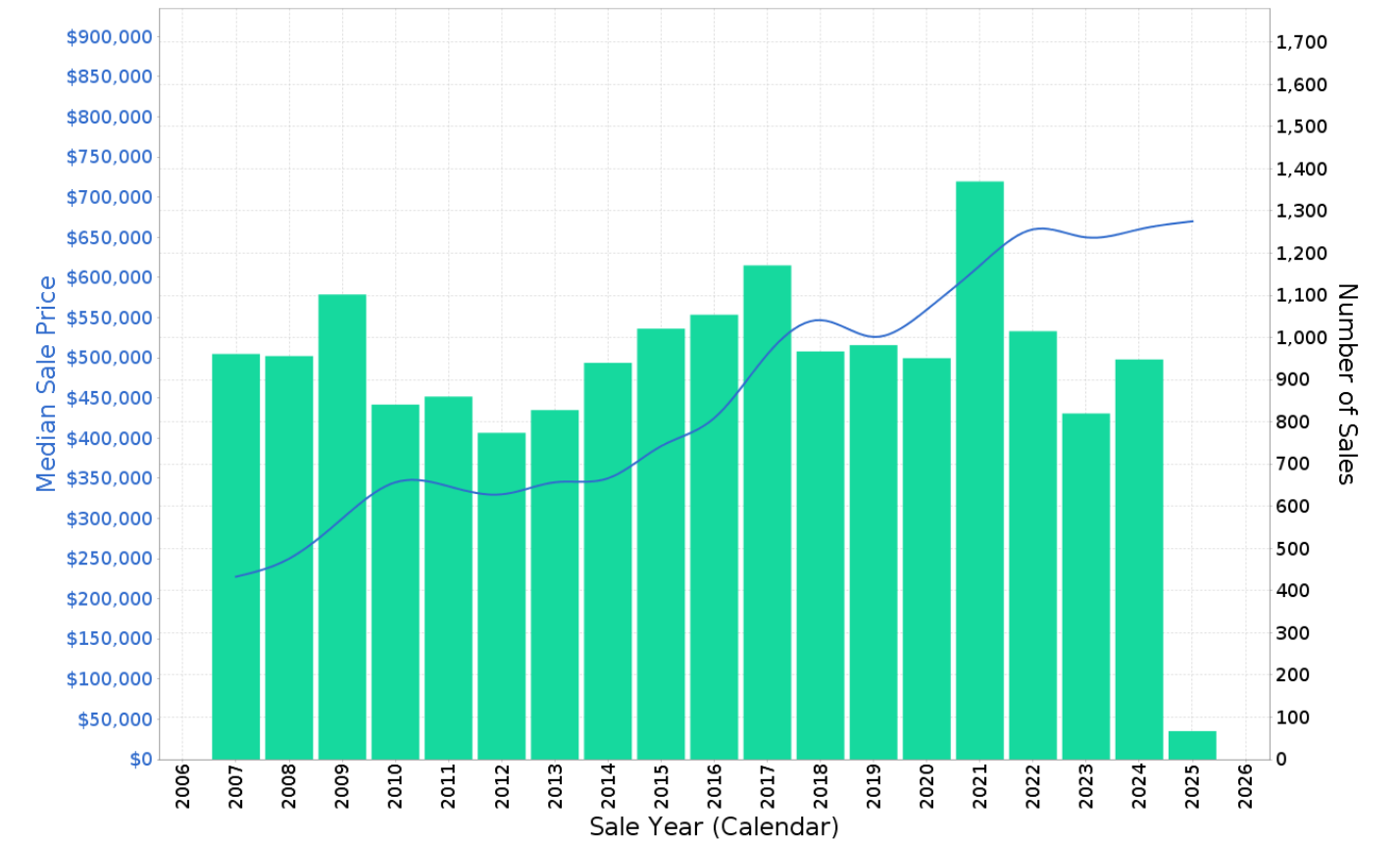
Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 130,000	23/11/2016	THE PROPRIETORS	232 m ²	Normal Sale	No

School Catchment Areas

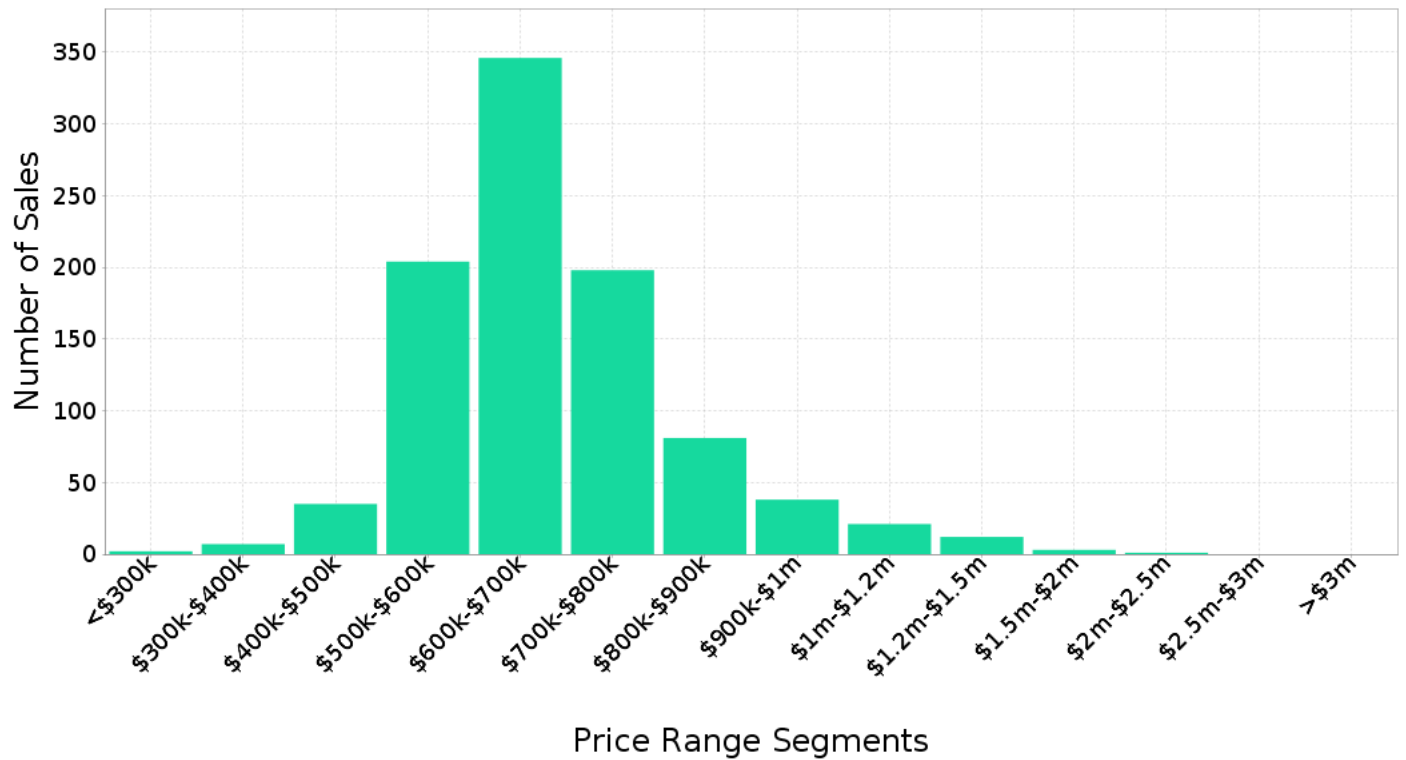


Sales & Growth Chart (House)

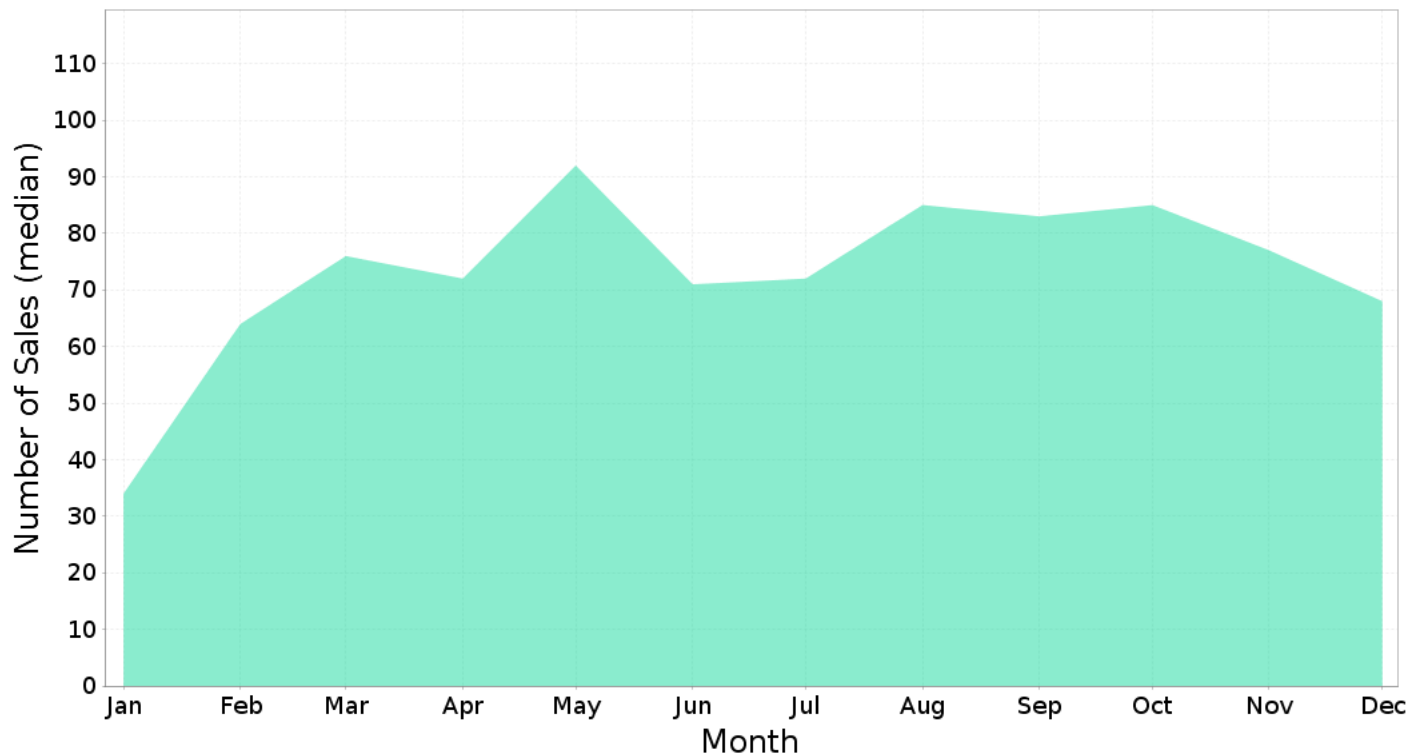
Year	No. of Sales	Average	Median	Growth	Low	High
2007	961	\$ 211,967	\$ 227,500		\$ 66,000	\$ 620,000
2008	956	\$ 241,720	\$ 250,000	9.9 %	\$ 79,000	\$ 4,537,500
2009	1102	\$ 281,502	\$ 300,000	20.0 %	\$ 75,000	\$ 1,750,000
2010	841	\$ 329,133	\$ 345,000	15.0 %	\$ 93,334	\$ 1,800,000
2011	860	\$ 328,982	\$ 340,000	-1.4 %	\$ 30,000	\$ 855,000
2012	774	\$ 327,159	\$ 330,000	-2.9 %	\$ 87,500	\$ 840,000
2013	828	\$ 348,754	\$ 345,000	4.5 %	\$ 75,000	\$ 1,500,000
2014	940	\$ 357,628	\$ 350,000	1.4 %	\$ 92,000	\$ 710,000
2015	1021	\$ 413,756	\$ 390,000	11.4 %	\$ 58,001	\$ 8,400,000
2016	1054	\$ 432,896	\$ 425,000	9.0 %	\$ 204,500	\$ 985,000
2017	1171	\$ 517,628	\$ 504,500	18.7 %	\$ 65,000	\$ 8,500,000
2018	967	\$ 573,286	\$ 547,000	8.4 %	\$ 6,600	\$ 10,500,000
2019	982	\$ 535,074	\$ 526,000	-3.8 %	\$ 100,000	\$ 1,050,000
2020	951	\$ 569,465	\$ 560,000	6.5 %	\$ 250,000	\$ 5,250,000
2021	1370	\$ 719,067	\$ 615,000	9.8 %	\$ 260,000	\$ 76,000,000
2022	1015	\$ 726,446	\$ 660,000	7.3 %	\$ 25,000	\$ 19,380,000
2023	820	\$ 730,542	\$ 650,000	-1.5 %	\$ 17,000	\$ 28,359,622
2024	948	\$ 686,756	\$ 660,000	1.5 %	\$ 80,000	\$ 2,400,000
2025	67	\$ 700,443	\$ 670,000	1.5 %	\$ 120,000	\$ 1,690,000



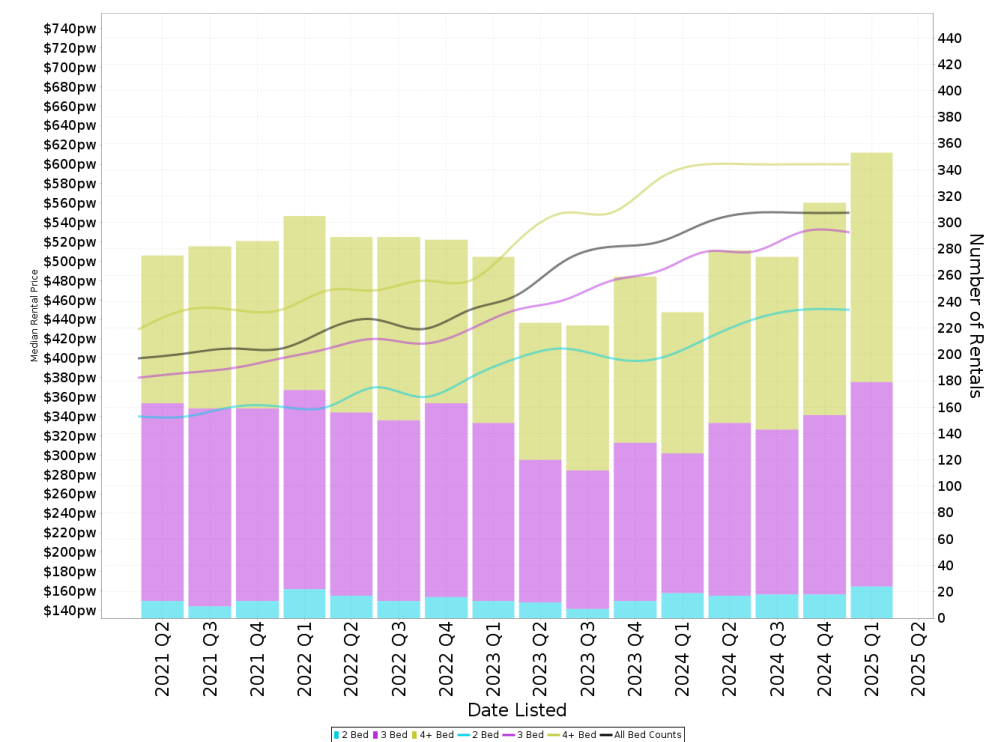
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.8%

Current Median Price: \$660,000
Previous Median Price: \$655,000

Based on 1646 registered House sales compared over the last two rolling 12 month periods.

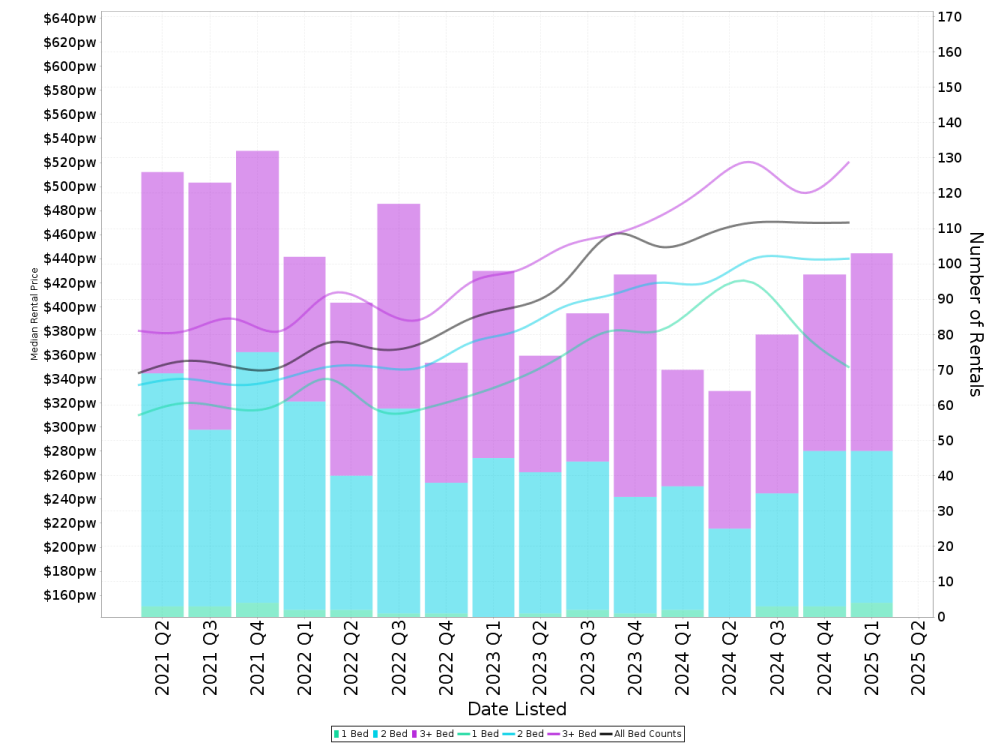
Suburb Rental Yield

+4.3%

Current Median Price: \$660,000
Current Median Rent: \$550

Based on 1221 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.7%

Current Median Price: \$437,500
Previous Median Price: \$430,000

Based on 425 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.6%

Current Median Price: \$437,500
Current Median Rent: \$470

Based on 344 registered Unit rentals compared over the last 12 months.



Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 2000.0m from the focus property. The lowest sale price is \$533,000 and the highest sale price is \$542,000 with a median sale price of \$535,000. Days listed ranges from 18 to 25 days with the average currently at 22 days for these selected properties.

17 POWELL ST, CRAIGIEBURN, VIC 3064

UBD Ref: Melbourne - 102 B9
Distance from Property: 1.3km



3



2



1



Property Type: House
Area: 250 m²
Area \$/m²: \$2,132
RPD: 12225//PS632998

Sale Price: **\$533,000 (Normal Sale)**
Sale Date: 26/02/2025 Days to Sell: **25 Days**
Last Price: \$520,000 - \$540,000 Chg %:
First Price: \$530,000 - \$560,000 Chg %:

Features: BUILT IN ROBES, IMPROVEMENTS: SECURE PARKING



23 TOONGABBIE PL, CRAIGIEBURN, VIC 3064

UBD Ref: Melbourne - 102 K11
Distance from Property: 1.8km



3



1



1



Property Type: House
Area: 320 m²
Area \$/m²: \$1,672
RPD: 224//PS425244

Sale Price: **\$535,000 (Recent Advice - Sale)**
Sale Date: 29/03/2025 Days to Sell: **18 Days**
Last Price: \$480,000-\$510,000 Chg %:
First Price: \$480,000-\$510,000 Chg %:

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: DISHWASHER, CLOSE TO SHOPS, GARDEN, SECURE PARKING



10 MILLICENT DR, CRAIGIEBURN, VIC 3064

UBD Ref: Melbourne - 101 R7
Distance from Property: 1.4km



3



2



1



Property Type: House
Area: 246 m²
Area \$/m²: \$2,199
RPD: 16415//PS638803

Sale Price: **\$542,000 (Recent Advice - Sale)**
Sale Date: 08/02/2025 Days to Sell: **22 Days**
Last Price: AUCTION THIS Chg %:
First Price: \$460,000 - \$490,000 Chg %:

Features:



17 OLIVETREE LOOP, CRAIGIEBURN, VIC 3064



Appraisal Price

This market analysis has been prepared on 07/04/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$500,000 to \$545,000

Contact your agent for further information:

Agent Name: Navindu Dhakshitha Gunerathna
Mobile: 0410717123
Office: Hockingstuart Epping
Office Phone: 03 84689900
Email: ngunerathna@hockingstuart.com